

Call to Order: Commissioner Chase Henrichs called the Planning Commission Meeting to order at 6:03pm. An attendance sheet was included for visitors.

Invocation: Commissioner Brian Clark

Pledge of Allegiance: Commissioner Chase Henrichs

Roll Call: Board Members present: James Walker, Brian Clark, Frank Mocivnik, Chase Henrichs. Tony Kaczoroski, Michael Phillips and Darrin Brock were absent. We had quorum.

At 6:05pm we had a one-minute recess to let Tony Kaczoroski and Darrin Brock take their seats. At 6:06pm a second roll call was taken with the following commissioners present: James Walker, Brian Clark, Frank Mocivnik, Chase Henrichs, Tony Kaczoroski and Darrin Brock. Michael Phillips was absent.

Approval of Minutes:

Motion to approve Minutes of May 16, 2022 as written.

Motion: Commissioner Walker

Second: Commissioner Kaczoroski

Vote Aye: Walker, Mocivnik, Brock, Kaczoroski, Henrichs

Vote Abstain: Clark

Voice Vote Nay: None

Motion to approve Minutes of May 16, 2022 as written were approved.

Public Forum: Open: 6:06pm Closed: 6:07pm

Old Business: None

New Business:

1. SIGNATURE BUILDERS OFFICE – LOT SPLIT – 218 MCCLURE AVE.

Johnny Easterling requested a lot split. After the lot split, the existing home would be separate from the tract for Signature Builders.

Motion to approve Signature Builders Office – Lot Split.

Motion: Commissioner Henrichs

Second: Commissioner Clark

Vote Aye: Walker, Mocivnik, Brock, Henrichs, Kaczoroski, Clark

Vote Nay: None

Motion to Signature Builders Office – Lot Split approved.

2. ANDRE DELAUNAY, DOGGETT CO., LLC – CONDITIONAL USE PERMIT – 203 GOAD SPRINGS ROAD

James Graves asked for a conditional use permit for sales and services of freightliners.

Public Hearing: Open: 6:10pm Close: 6:11pm

Motion to approve Andre DeLaunay, Doggett Co., LLC – Conditional Use Permit

Motion: Commissioner Walker

Second: commissioner Mocivnik

Vote Aye: Walker, Henrichs, Kaczoroski, Brock, Mocivnik, Brock

Vote Nay: None

Motion to approve Andre DeLaunay, Doggett Co., LLC – Conditional Use Permit approved.

NWA FOOD BANK – LARGE SCALE DEVELOPMENT - SW CORNER OF PLEASANT GROVE ROAD AND HONEYSUCKLE STREET

Preston Walker applied for a large scale development at the SW corner of Pleasant Grove Road and Honeysuckle Street. He asked for three waivers: 1) Waiver from cross access requirements; 2) Waiver to request a fee-in-lieu of for Honeysuckle Street improvements; 3) Waiver from construction of Pleasant Grove Road. He agreed to include improving sidewalks and adding to the trails system.

Motion to approve NWA Food Bank – Large Scale Development and three waivers.

Motion: Commissioner Mocivnik

Second: Commissioner Henrichs

Vote Aye: Kaczoroski, Brock, Mocivnik, Henrichs, Clark, Walker

Vote Nay: None

Motion to approve NWA Food Bank – Large Scale Development and three waivers approved.

3. CHESTNUT FARMS – CONCEPTUAL PLAN – PARCELS #12-00618-050 AND #12-00265-051

Taylor Lindley, Crafton Tull, presented a conceptual site plan for a project on Parcels #12-00618-050 and #12-00265-051 to be reviewed by Planning Commission prior to submitting a preliminary plat. The concept plan is not a formal submittal for a project, but rather a concept of a project.

Approval of the preliminary site plan does not guarantee the developer will be permitted to construct this number of structures, drives, or parking spaces. Full engineering plans will need to be approved by the Lowell Planning Commission prior to issuance of any grading, utility, or building permits.

Motion to approve Chestnut Farms – Conceptual Plan – Parcels #12-00618-050 and #12-00265-051.

Motion: Commissioner Henrichs

Second: Commissioner Walker

Vote Aye: Kaczoroski, Clark, Mocivnik, Henrichs, Brock, Walker

Vote Nay: None

Motion to approve Chestnut Farms – Conceptual Plan - Parcels #12-00618-050 and #12-00265-051 approved.

4. BISHOP VINEYARDS – CONCEPTUAL PLAN – PARCELS #18-005674-000 AND #12-00007-000 AND #12-00139-000.

Taylor Lindley, Crafton Tull, presented a conceptual plan for a project on three parcels. The conceptual plan is to be reviewed and accepted by Planning Commission prior to submitting a preliminary plat. The concept plan is not a formal submittal for a project but, rather a concept of a project.

Approval of the preliminary site plan does not guarantee the developer will be permitted to construct this number of structures, drives, or parking spaces. Full engineering plans will need to be approved by the Lowell Planning Commission prior to issuance of any grading, utility, or building permits.

Motion to approve Bishop Vineyards – Conceptual Plan – Parcels #18-005674-000 and #12-00007-000 and #12-00139-000.

Motion: Commissioner Clark

Second: Commissioner Walker

Vote Aye: Kaczoroski, Clark, Mocivnik, Henrichs, Brock, Walker

Vote Nay: None

Motion to approve Bishop Vineyards – Conceptual Plan – Parcels #18-005674-000 and #12-00007-000 and #12-00139-000 approved.


Planning Staff Items: Next PC Meeting 06/20/22

Discussions: July 1 & 2 the A&P Commission is hosting the Slow & Lowell BBQ Festival at the Grove Restaurant. Event details can be found on DiscoverLowell.com.

Committee Reports: None

Adjourn: Motion to adjourn made by Commissioner Henrichs and second by Commissioner Clark. All were in favor. Meeting adjourned at 6:40pm.

ATTEST:


Elizabeth Estes, City Clerk



APPROVED:


Darrin Brock, Chairman